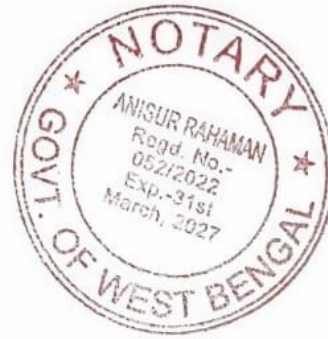
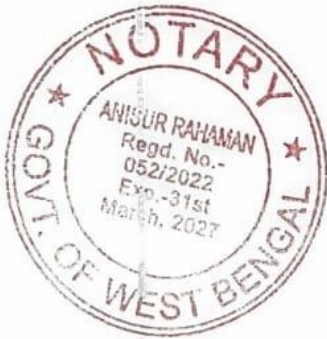




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

08AC 957322

BEFORE THE NOTARY PUBLIC, ALIPORE  
GOVERNMENT OF WEST BENGAL



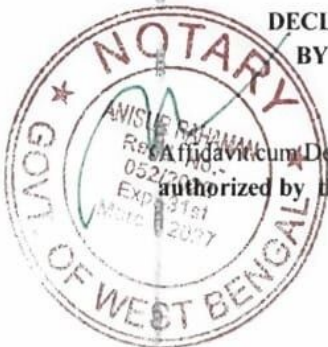
FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **SRI PRATIK MAJUMDER**, Developer of the proposed project / duly  
authorized by the promoter of the proposed project, vide its/his/their authorization date 16/12/2025;



25 JAN 2026

1. MAJUMDER CONSTRUCTION, a proprietorship firm resident at 73, M.G. Road, Bidhan Pally, P.O. Joka, P.S. Haridevpur, Kolkata-700104 represents its Authorized signatory 1) SRI PRATIK MAJUMDER residing at 73, M.G. Road, Bidhan Pally, P.O. Joka, P.S. Haridevpur, Kolkata-700104.
2. Project Name:- UTSAV APARTMENTS, No. 70, Mahatma Gandhi Road, P.S. Haridevpur, P.O. Joka, Kolkata-700104.
3. SRI GAUTAM DUTTA 2) MRS TRISHITA ROY 3) SRI SWAPAN KUMAR BANIK is residing at 1, Santibari, Bidhan Pally, P.S. Haridevpur, P.O. Joka, Kolkata-700104, herein called as Land owner has a legal title to the land on which the ,development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
4. That the said land is free from all encumbrances.
5. That the time period within which the project shall be completed by me/promoter is 10/12/2030
6. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
7. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
9. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. That I / promoter shall take all the pending approvals on time, from the competent authorities.
11. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on .....



*Signature Attested  
on Identification  
by the Ld. Advocate*

**ANISUR RAHAMAN**  
NOTARY  
South 24 Pgs.  
Regd. No.-052/2022  
Allpore Court  
Govt. of West Bengal

**MAJUMDER CONSTRUCTION**  
*Pratik Majumder*  
Proprietor

*Identified by me*

*Advocate*

**Nabaumar Mukhopadhyay**  
Advocate  
Alipur Police Court  
Regn. No.: WB/2037/1999

**19 SEP 2025**